

# **TITLE 20**

## **PLANNING AND ZONING**

### **PART I - GENERAL PROVISIONS**

#### **Chapters:**

- 20.00 General Provisions
- 20.03 Definitions
- 20.05 Use Classifications

### **PART II - BASE ZONING DISTRICTS**

#### **Chapters:**

- 20.10 Residential Districts
- 20.15 Commercial Districts
- 20.20 Industrial Districts
- 20.25 GEIF District
- 20.30 OS Districts
- 20.35 Planned Community District
- 20.40 Specific Plan District
- 20.41 Specific Plan District #4: Newport Shores
- 20.42 Specific Plan District #5: Mariner's Mile
- 20.43 Specific Plan District #6: Cannery Village/McFadden Square
- 20.44 Specific Plan District #7: Santa Ana Heights
- 20.45 Specific Plan District #8: Central Balboa
- 20.46 Specific Plan District #9: Old Newport Boulevard
- 20.47 Specific Plan District #10: Corona del Mar (Reserved)

### **PART III - OVERLAY ZONING DISTRICTS**

#### **Chapters:**

- 20.50 B Overlay District
- 20.51 Mobile Home Park (MHP) Overlay District
- 20.52 Residential (R) Overlay District
- 20.53 Interim Study (IS) Overlay District
- 20.54 Parking Management (PM) Overlay District
- 20.55 Site Plan Review (SPR) Overlay District
- 20.56 Planned Residential Development (PRD) Overlay District
- 20.57 Mariner's Mile (MM) Overlay District

### **PART IV - GENERAL DEVELOPMENT REGULATIONS**

Chapters:

- 20.60 Site Regulations
- 20.61 Amateur Radio and Satellite Dish Antennas
- 20.62 Nonconforming Structures and Uses
- 20.63 Floor Area Ratios and Building Bulk
- 20.64 Transportation Demand Management Ordinance
- 20.65 Height Limits
- 20.66 Off-Street Parking and Loading Regulations
- 20.67 Signs

PART V - SPECIAL USE REGULATIONS

Chapters:

- 20.80 Automobile Service Stations
- 20.81 Oil Wells
- 20.82 Eating and Drinking Establishments
- 20.83 Residential Condominium Projects
- 20.84 Time Share Developments
- 20.85 Accessory Dwelling Units
- 20.86 Low and Moderate Income Housing Within the Coastal Zone
- 20.87 Massage Establishments
- 20.88 Adult-Oriented Businesses
- 20.89 Alcoholic Beverage Outlets

PART VI - ADMINISTRATION

Chapters:

- 20.90 Zoning Administration
- 20.91 Use Permits and Variances
- 20.91A Use Permits in Residential Districts
- 20.92 Site Plan Review
- 20.93 Modification Permits
- 20.94 Amendments
- 20.95 Appeals
- 20.96 Enforcement
- 20.98 Reasonable Accommodation

PART VII - DISTRICTING MAPS

APPENDICES

- Appendix A Subsequent Amendments
- Appendix B Errata
- Appendix C Interpretations